Revenue (1951) Department

No SERIES.

G.O. No. 2412

Dated 14 9 51

[Despatch Abstract.]

Buildings — Registration department

construction of Public buildings for Registration

Offices held in Rented buildings Ten years

Sc Proposals

COPY of Letter from the Inspector General of Registration, Madras, No.304-Off., dated 28th June, 1951.

SUB: BUILDINGS - Registration Department - Construction of Public Buildings for Registration Offices held in rented buildings - Ten years' scheme - Proposals.

I submit hereunder proposals for the construction of Government buildings for the several registration offices in this State that are now held in rented buildings.

2. In the entire state of Madras, which comprises of 30 registration districts and 568 Sub-Registration districts, the offices of 7 District Registrars and 106 Sub-Registrars, are accommodated in rented buildings. A sum of Rs. 52,422/- was paid as rent for these buildings last years. Several of these rented buildings are tiled houses that are not at all suitable for locating registration offices, as they are not only ill-lit and ill-ventilated, but also lack in structural safeguards against burglary. Besides, many of the buildings are in the midst of dwelling houses with thatched roofs, and they stand the risk of destruction by fire. Ravages by white ants are common in these buildings and inspite of the precautions taken by the department, the valuable records of these offices have not been free from insect pest. Further, the house-owners are generally reluctant to carry out periodical repairs and structural alterations to these buidlings to suit the convenience of the registering public and office staff and to afford additional accommodation for the growing records. The rented buildings stand no comparision with Government buildings, which alone afford safety to the valuable records of title to properties. Due to dearth of suitable buildings for locating registration offices, the house-owners have, of late, been demanding exhorbitant increase in rent every time the lease deed is renewed and the present rent has gone up by even 50% in some cases. This is especially so in places where no other suitable buildings are available for locating the offices. There have also been several instances where the land-lords have refused to accept the rent recommended by the P.W.D. as reasonable. In such cases the department becomes helpless, especially if the Madras Buildings (Lease and Rent Control) Act, 1946, is not applicable to the areas in which such buildings are located. Instances are not wanting where the rents demanded by the land-lords, which were in excess of that recommended by the Public Works Department, were paid under the provisions of G.O.No.882-W., dated 27-4-1914. In some cases, the house-owners have even threatened the department with Civil suits for eviction. It is therefore desirable that this state of affairs is not allowed to continue any longer, and that Government buildings are constructed for these offices.

3. Of the 7 District Registrars' Offices that are held in rented buildings one viz., Anantapur is in Rayalaseema and the remaining 6 viz., Erode, Nagapattinam, Pudukkottai, Ramanathapuram, Palayamkottai and Tirunelveli are in Tamil Districts. Out of the 106 Sub-Registry Offices that are housed in private buildings, 63 are in Tamil districts, 22 in Telugu Districts and 21 in West-Coast districts. This number excludes

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excluding 19 temporary Sub-Registry Offices. The approximate cost of constructing a building for a Registrar's Office will be Rs.65,000/- while that for constructing one for a Sub-Registry Office will become Rs.20,000/-, excluding, the cost price, if any, payable for the land. Calculated at the above rates, the construction of public buildings for all the above registration offices will come to about Rs.26 lakhs. To avoid a rush in capital expenditure to the tune of 26 lakhs.in a lump sum, I recommend that the work may be spread over a period of 10 years, taking up 1 Registrar's Office and 11 Sub-Registry Offices per year, (at the rate f 7 Sub-Registry Offices in Tamil districts, 2 in Telugu districts and 2 in West-Coast districts) incurring an expenditure of about Rs.2,85,000/- per annum.

4. Among the 106 Sub-Registry Offices referred to above, 49 have been in existence for over 30 years and 52 for over 20 years. (Annexure). In proposing the construction of Government buildings, the offices that have been long in existence will be given preference as those offices greater accommodation for the r cords.

5. I therefore request that the Government may be pleased to approve the above proposal and to permit me to obtain and submit necessary estimates therefor.

(sd)...
Personal Assistant for
I.G. OF REGN.

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COPY OF ANNEXURE.

ANNEXURE.

Statement showing Registration Offices (Registrar's Offices and Sub-Registry Offices excluding Temporary Offices and itenerating Offices) held in rented buildings.

Name of the District.	Name of the Office.	Date of opending of the office.
WEST COAST DISTRICTS:		
1 Kozhikode	Joint II.	... 1919
	Joint III.	,,, 1. 3.1919
	Arikkode	1919
	Balusserri	1920
	Chammancheri	1927
	Codacal	1. 3.1919
	Kakkoti	1930
	Koduvalli	1913.
2. Palghat.	Edappal	1920
	Kadambazhipuram	1. 6.1928
3. Tellicherry	Kottapadi	1913
	Kumaranallur	1-7--1905
	Vadanapalli	1920
3. Tellicherry	Edacheri	1.10.1920
	Kakkatil	1. 6.1927
	Kalliasseri	3. 1.1911
	Katimur	3.11.1911
	Matamangalam	3. 1.1911
	Thuneri	1.10.1906
	Uliyil	3. 1.1911
4. South Kanara.	Trikarpur	1910

(sd)....
Personal Assistant for I.G. of Regn.

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(TRUE COPY)

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GOVERNMENT OF MADRAS

ABSTRACT

BUILDINGS - Registration Department - Contstruction of Public Buildings for Registration Offices held in rented buildings - Ten years' scheme - Proposals

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REVENUE DEPARTMENT

G.O.Ms.No.2412. Dated 14--9--1951.

READ:

From the Inspector General of Registration, letter No.304-Off, dated 28--6--51.

ORDER:

The proposals contained in the letter read above of the Inspector General of Registration read above are approved.

2. The schemes for each year will be treated as Part II schemes and will be examined on merits with due regard to the financial position of the year in which proposals come up for consideration. The Inspector General is accordingly requested to submit proposals for the year 1952-53.

(sd)....
SECRETARY TO GOVERNMENT.

To the Inspector General of Registration.
" " Financial Department.

(TRUE COPY)

SUPERINTENDENT,
MADRAS RECORD OFFICE.

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